027.0	0002	0001.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,451,100	/	1,451,100
USE VALUE:	1,451,100	/	1,451,100
ASSESSED:	1,451,100	/	1,451,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106	-108	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	106-108 BROADWAY ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	1 KITSON PARK DRIVE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	LEONE DONALD J -
Owner 2:	-
Street 1:	246 WAVERLEY AVENUE
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 9,778 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1970, having primarily Brick Exterior and 5523 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	9778.000	778,300	7,300	665,500	1,451,100
Total Card	0.224	778,300	7,300	665,500	1,451,100
Total Parcel	0.224	778,300	7,300	665,500	1,451,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.76 | /Parcel: 262.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18340
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	744,600	7300	9,778.	605,000	1,356,900	1,356,900	Year End Roll	12/18/2019
2019	112	FV	618,300	7600	9,778.	605,000	1,230,900	1,230,900	Year End Roll	1/3/2019
2018	112	FV	618,300	7600	9,778.	605,000	1,230,900	1,230,900	Year End Roll	12/20/2017
2017	112	FV	534,000	7600	9,778.	495,000	1,036,600	1,036,600	Year End Roll	1/3/2017
2016	112	FV	534,000	7600	9,778.	495,000	1,036,600	1,036,600	Year End	1/4/2016
2015	112	FV	470,800	7800	9,778.	418,000	896,600	896,600	Year End Roll	12/11/2014
2014	112	FV	470,800	7800	9,778.	418,000	896,600	896,600	Year End Roll	12/16/2013
2013	112	FV	470,800	7800	9,778.	418,000	896,600	896,600		12/13/2012

!2237!

PRINT

Date	Time
12/10/20	17:41:48

LAST REV

Date	Time
09/09/20	15:36:38
jorourke	
2237	

USER DEFINED

Prior Id # 1:	18340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONE DONALD J,	75265-587	1	7/31/2020		3,000,000	No	No		
BELDEKAS NICHOL	26854-305		11/25/1996		470,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
1/24/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		9778		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		11		No. of Un	Site		0	60,500.	1.00	AA									665,500						665,500	

Total AC/HA: 0.22447 | Total SF/SM: 9778 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 665,500 | Spl Credit | Total: 665,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	11	Total:	11
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.25000000
Const Adj.:	0.99782008
Adj $ / SQ:	209.542
Other Features:	110000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1111913
Depreciation:	333574
Depreciated Total:	778339

COMMENTS

BK:25236 PG:19 BK:12920 PG:632, STUDIOS ON TFLAND SFL, 2 ROOMS ON FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	11	Baths:	11	HB	

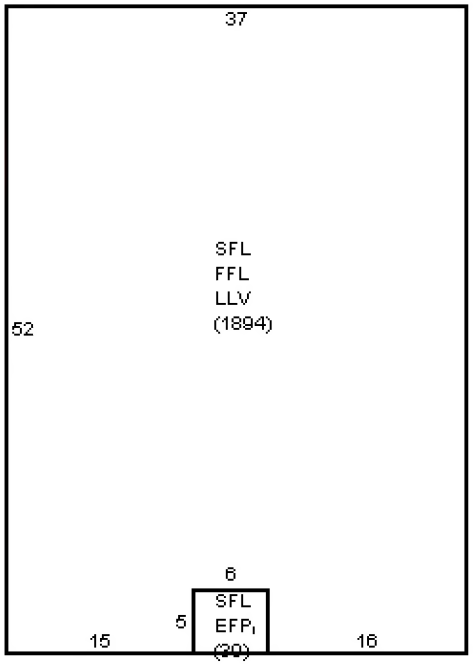
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
10	1	1	M
1	2	1	1
Totals			
11	12	11	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.59
Special Features:	0	Val/Su Net:	135.55
Final Total:	778300	Val/Su SzAd	203.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,924	209.540	403,159
FFL	First Floor	1,894	209.540	396,873
LLV	Lower Level	1,894	170.670	323,253
EFP	Enclos Porch	30	72.440	2,173

Net Sketched Area:	5,742	Total:	1,125,458
Size Ad	3818	Gross Are	5742	FinArea	5523
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	3000	A	AV	1990	3.17	T	23.2	112			7,300			7,300

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300

IMAGE

AssessPro Patriot Properties, Inc